CLAYTON & BEAL SUBDIVISION

Please return this abstract to the office of James A. Clayton San Jose Cal.

THIS ABSTRACT MUST BE RETURNED TO

JAS. A. CLAYTON & CO.

(A CORPORATION)

SAN JOSE, CALIFORNIA.

ABSTRACT OF TITLE

TO PROPERTY OF

Anna B. Clayton

Home Place

Abstract of Title

TO

39 acres of the Los Coches Rancho the property of Mrs A. A. Clayton

COUNTY OF SANTA CLARA,

State of California.

Dated Septr 10th 1890

MADE AT THE REQUEST OF

W. F. Clayton Esq

EDGAR POMEROY. SAM. P. HOWES.

POMEROY & HOWES

Searchers of Records,

ROOMS 9 AND 10, MARTIN BLOCK,

45 North First Street, - - SAN JOSE, CAL.

ESTABLISHED IN 1870.

DANIEL W. BURBANK
ATTORNEY AT LAW
ALEXANDER BUILDING
SAN FRANCISCO, CALIFORNIA
TELEPHONE GARFIELD 5708

January 21, 1936.

Mr. J. B. Clayton,
Vice-President, James A. Clayton & Co.,
34 West Santa Clara street,
San Jose, Calif.

My dear Bradley:

I have not replied earlier to your letter of January 16th as I was having a thorough search made to see if, by any chance, the abstract on the Bradley Ranch could be found. I regret to say that our delving into the basement and through all old files is fruitless. I did, however, find a letter dated June 3, 1929, showing that I had made a previous search with like results.

The probabilities are that I returned the abstract in person to Mr. W. S. Clayton, your father, as I met with him in his office in the bank at various times with respect to the Flagg Estate.

With kindest regards, I am

Sincerely yours,

D. W. Burbank

DWB:H

FRAZIER O. REED, PRESIDENT
J. B. CLAYTON, VICE PRESIDENT

A. F. CLAYTON, SECRETARY
WILLIS S. CLAYTON, JR., ASST SEC'Y

ESTABLISHED 1867
JAMES A. CLAYTON & CO.
INCORPORATED 1903
RENTS AND LOANS INVESTORS OF CAPITAL
BUY AND SELL REAL ESTATE ON COMMISSION
34 WEST SANTA CLARA STREET
SAN JOSE, CALIFORNIA

January 16th, 1936.

W. S. Clayton, President
The First National Bank of San Jose
San Jose, California

Dear Sir:

Inclosed is a copy of a letter I have written today to Doc. Burbank, who was the Attorney in Mrs. Flagg's Estate, and whose receipt we hold for the Base Abstract on the Bradley Ranch. He signed the receipt on June 28th,1915.

I have requested him to send it to us, however, he probably delivered it to Mrs. Schaupp and I think you had better write her for it.

Yours truly,

JAMES A. CLAYTON & CO.

J. B. Clayton

VICE-PRESIDENT

JBC:FL
INC.

January 16th, 1936.

D. W. Burbank, Attorney
Alexander Building
Bush & Montgomery Streets
San Francisco, California

Dear Doc:

Now that the football season is over and we are getting back to business again, I have been requested by Mr. W. S. Clayton to supply him with the Base Abstract on the Bradley Ranch.

In checking back to find the whereabouts of the abstract I find that it was delivered to you June 28th, 1915 in connection with the Estate of Mrs. Flagg, who as you probably remember, was Enid Schaupps Mother.

I wonder if you can go back in the archives of your office and find the abstract or inform me to whom you delivered it?

Yours truly,

JAMES A. CLAYTON & CO.

VICE-PRESIDENT

JBC:FL

COPY

January 16th, 1936.

D. M. Burbank, Attorney
Hovender Building
Bush & Montgomery Streets
San Francisco, California

Dear Doc:

Now that the football season is over and we are getting back to business again, I have been requested by Mr. [illegible] Clayton to supply him with the Base Abstract on the Bradley Ranch.

In checking back to find the correspondence of the abstract I find that it was delivered to you June 6th, 1935 in connection with the Estate of Mrs. Vlagey, who as you probably remember, was Fred Osburpe Mother.

I wonder if you can go back in the archives of your office and find the abstract or inform me to whom you delivered it?

Yours truly,

JAMES A. CLAYTON & CO.

JOE-PRESIDENT

JAC:TL

EDGAR POMEROY. MEMORANDUM B.

San Jose, Cal., Sept 20 1890.

Mr. J. A. Clayton Abs

To POMEROY & HOWES, Dr.

Rooms 9 and 10, Martin Block, North First Street.

Searchers of Records.

Abst - Bradley Sr d
for W. S. Clayton,
Paid
Pomeroy & Howes

tle.

All that certain lot, piece or parcel of land situate lying and being in the County of Santa Clara, State of California, being a part and portion of the Rancho Los Coches, bounded and described as follows, to wit:

Commencing at a post at the intersection of the North line of South street, with the West line of Sunol street, and running thence Northerly along the West line of said Sunol street 7.48 chains to a post at the Southeast corner of land now or formerly of G.P.Beal; thence at right angles Westerly 11.22 chains along said Beal's Southerly line to a post; thence at right angles Southerly 7.48 chains to a post standing upon the North line of South street and thence Easterly along the North line of South street 11.22 chains to the place of beginning. Containing 8.39/100 acres of land.

:-:-:-:-:-:-:-:-:-:

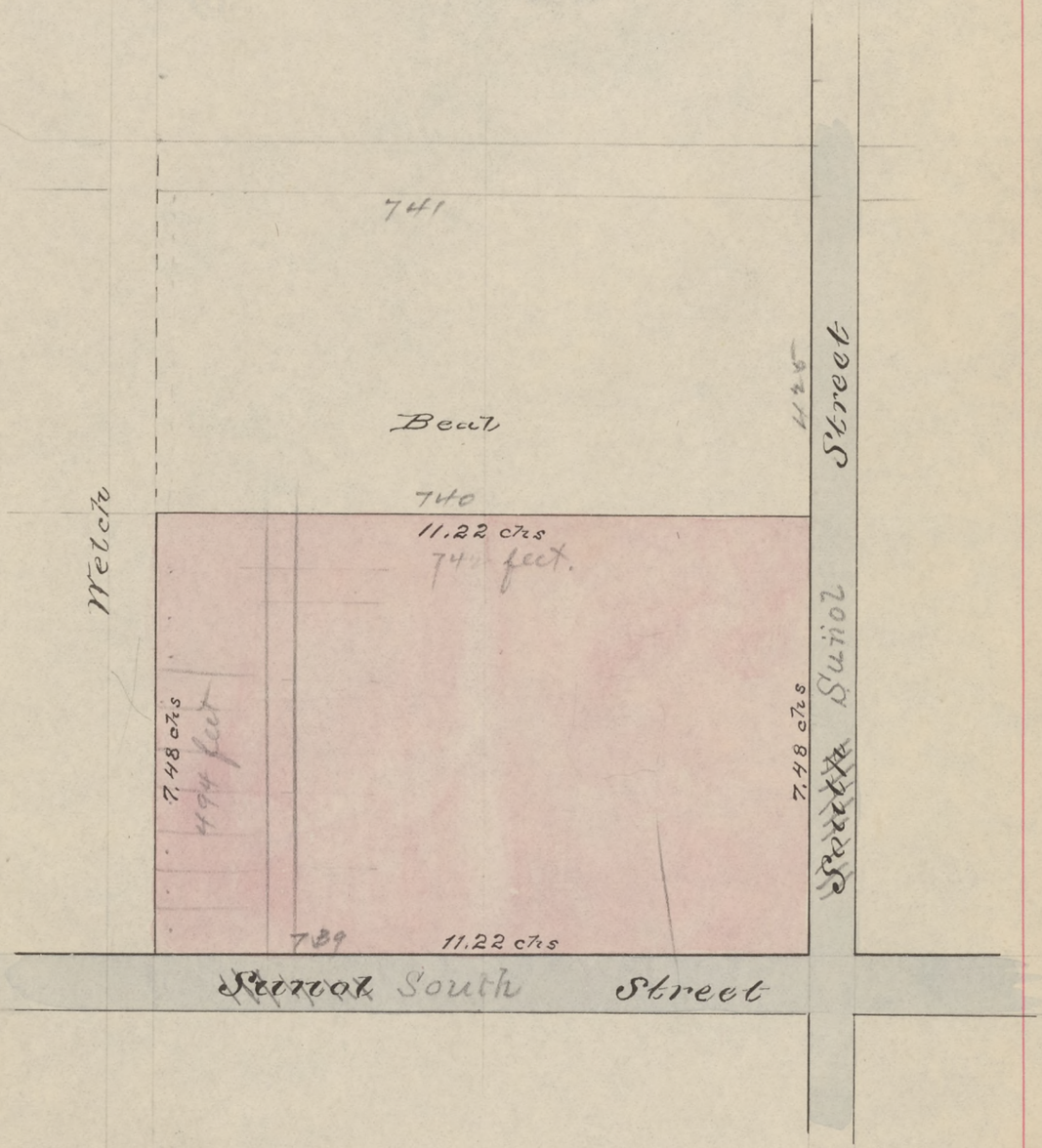
Abstract of Title.

TO

All that certain lot, piece or parcel of land situate lying and being in the County of Santa Clara, State of California, being a part and portion of the Rancho Los Coches, bounded and described as follows, to wit:

Commencing at a post at the intersection of the North line of South street, with the West line of Sunol street, and running thence Northerly along the West line of said Sunol street 7.48 chains to a post at the Southeast corner of land now or formerly of G.P.Beal; thence at right angles Westerly 11.22 chains along said Beal's Southerly line to a post; thence at right angles Southerly 7.48 chains to a post standing upon the North line of South street and thence Easterly along the North line of South street 11.22 chains to the place of beginning. Containing 8.39/100 acres of land.

:-:-:-:-:-:-:-:-:-:



PLAT

of

Lands of Mrs A. A. Clayton, in the Rancho de los Coches, in the County of Santa Clara,

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H I S T O R Y

Antonio Sunol et.al.claimants for part of Los Coches,one half square league in Santa Clara County,granted March 12,1844,by Manuel Michel-torena to Roberto.

Claim filed April 6th 1852,confirmed by the Commission March 20th 1855,by the District Court April 1st 1856,and appeal dismissed Dec.24th 1856

Containing 2,219.34 acres.

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The United States

of America

To

Antonio Sunol,

Paula Sunol de Sansevain

and Henry M.Naglee.

PATENT.

Dated Dec.31,1857.

For the Rancho Los Coches,situated in Santa Clara County,State of California,containing 2,219.34 acres.

The portion thereof confirmed to Henry M.Naglee and Paula Sunol de Sansevain,is to each an equal undivided third part of that portion of the premises included within the boundaries (describing exterior boundaries of that portion confirmed as above,which includes premises under search)

And to Antonio Sunol,the whole of said Rancho (describing same) excepting the interest therein confirmed to Henry M.Naglee and Paula Sunol de Sansevain.

The true intent and meaning is to confirm to the three petitioners,the portion first above described of the entire premises,to hold the same in equal undivided shares and interests and to confirm to said Sunol all the remainder of said entire premises last above described to hold in

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his own right and severalty.

Do give and grant unto the said Antonio Sunol, Paula Sunol de Sansevain, and Henry M. Naglee, and to their heirs, the tracts of land, embraced and described in the foregoing survey, in the proportions aforesaid, with the usual stipulation as to interests of third persons.

To have and to hold the said tract with the appurtenances and with the stipulation aforesaid, unto the said Antonio Sunol, Paula Sunol de Sansevain and Henry M. Naglee, and to their heirs and assigns forever, in the aforesaid proportions as specified in the decision of the Board of Land Commissioners and approved by Judicial decree as aforesaid.

Given under my hand &c.

By the President

James Buchanan.

xxxxxxxx
x SEAL x
xxxxxxxx

By Wm. Flinn, Asst. Secretary.

I. N. Granger, Recorder of the General Land Office.

Filed for record Mch. 20, 1858.

Certificate annexed of Craven P. Hester, Judge of Third Judicial District, establishing genuineness of patent, and of notice given.

Attested by Jno. B. Hewson, County Clerk, under the seal of said Court.

(over)

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Recorded March 27, 1858.

Book A of Patents page 1.

Manl. Micheltorena

Governor of California.

To

Roberto, an Indian

of Santa Clara Mission.

GRANT.

Dated March 12, 1844.

"Sello Quinto Medio Real habilitado provisionalmente por la aduana maritima del Puerto del Monterrey en el Departamento de las Californias para los años de mil Ocho cientos cuaventa y cuatro y mil Ocho cientos, cuarento y cuico.

Micheltorena. Pahlr de la Guerra.

Manuel Micheltorena General de Brigada del Ejercito Megicano Agudante General de la Plana Mayor del mismo Gobernador Comandante General e' Yorspector del Departamento de las Californias.

Por cuarito Roberto, Natural de Santa Clara y recimo del Pueblo de San José ha pretendido pa. su beneficio personal y el de su familia una parte del terreno nombrado las Coches colindante con el Rio del Pueblo de San José, con la Alameda neinte varas distante de ella, con el Roblar que llaman del Eorotal y con la Cienega, de Sta. Clara por la parte de las coches, practicadas, pueriamente las diligencias y aneriquaciones, conserni-entes segun lo dispuesto por Cyes y reglamentos;

6

mando de las facultades que me son conferidas, a' nombre de la Nacion Megicana, he benido en concederle el terreno mencionado, declarandole, la propriedad de el por las presentes letras sugetandose a' la aprobacion de la Exnia Asamblea Departamental y bajo las condiciones siguientes.

1º. No podra neuderlo enaguerto ni hipotecarlo imponeo censo ninculo fiawsa hipoteca ni otro gravamen alguno.

2º Podrá cercarlo sin perjudicas las transcias cunimos y servidumbues, lo disfrutará libre y esclusivamente, destinandolo al uso ó cultivo que mas le acomode, pero dentro de um año fabricara, casa y estará habitada.

3d. El Terreno de que se hace donacion es de medio sitio de ganado mayor segun esplica el desuo respectivo, El Inez que diene la posesion lo hará medio, conforme a ordenanza, quedando el sobrante que resulte a la Nacion para las usos convenientes.

4 . Solicitara del Inez respectivo que le de la posesion juridica en virtua de este Despadio por el caul se demarcaran las linderos en cuyos limites, pondra amas des sus Mojonevas algunos. Arboles frutale, o' silnestros de alguna utilidad.

5 . Si contraviniera a estas condiciones, perdera su derecho al terreno y sera denunciable por otro. En consecuencia mando que sir riensole de

7

titulo el presente y teniendose por firme y baledens el presen se tome sason de él en el Libos a que corresponda y se entreque al Ynteresado pa. su nesquardo y demas fines. Dado en Monterrey á doce de Marso de Mil ochocientos cuarenta y cuatro.

Manl. Micheltorena.

Manl. Jimeno

(Suis)

Queda tomado rason de esta consesion en el Libro respectivo a' forjas y

Jimeno.

Es copiadiscada a la Letra, del original depositado, en este Jusgados, para Archivas. Hoy Deciembre 17 de 1849."

Diego C. Conroy, Alcalde.

Recorded Decr. 17, 1849.

Book 5 of Deeds Page 484.

Jose Roberto Valermino

Manuella de Valermino

Juan Valermino

Maria Regina Valermino

To

Senor Dn. Antonio Suñoul.

D E E D.

Dated Jany. 1, 1847.

Cons. $500-

"Por el presente documente consta pertenear este Rancho llamado de los chohes al Senor Dn. Antonio Senoul a quien he sesidido todo el dericho que en el tema con el conocimiento de toda mi familia per serle dindor de la cantidad de quinientos pesos (500) y no tenor con que a satisfacerlos y para que lo disfruta como proprio propritano le entriego al presente todos los documentos y constacias que tengo que acriditan que hera mio y para resquardo de dicho Senor Sunol doy este en el Pueblo De San Jose a 1º de Enero de de 1847 con las firmas de mis hijos y ante los testigoes presentes Dn. Salvador Ma. Castro y Dn. Jose Fernandez y Dn. Antonio Hinojoso.

(sgd) Jose Roberto Valermino.

Juan Valermino x su x cruz

(sgd) Manuela De Valermino.

x

9

Maria Regina Valermino x

Como Testigo.

Cino Testigoes.

Salvo.M.Castro.

Jose Fernandez.

Como testigo.

Anto.Ynojoso.

Archieved Febr.29,1848.

Chs.White, Alcalde".

Recorded

Feby.29,1848.

Book 3 of Deeds Page 163.

Antonio Ma. Pico

Perfect

To

Antonio Sunol.

Petition and Order.

Dated Nov. 24, 1849.

"Senor Prefecto- Antonio Sunol verino de su mando ante V como mas alla lugar en derecho me presento y espongo que siendo neseridad de las satisfaccion al colindante de los tierras que tengo al lado de la mision suplico a V so sista das orden al Inez para que me de posecion Juridica la que venirze gracion y messe fusando no ser de malicia- Pueblo de San Jose 19 de Noviembre 1849.

Antonio Sunol.

Prefectura del Distrito del Pueblo de San Jose Nbre. 20 del 1849. Pare al Senor Alcalde para q en virta de los documentos y previa sitacion de los colindantes, le de la posecion juridica de estitos.

Antonio Ma. Pico, Prefecto.

En el Pueblo de San Jose de Guadalupe a los viente y cuatro dias de Noviembre de mil ochocientos cuarenta y nuebe Digo: Yo Jose Fernandez alcalde constitucinl que por los poderes que me confiere la Ley q. conforme la Superior orden de

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Senor Prefecto arriba notado ratificando y confirmando la posecion del rancho de los coches tomada por el defunto Roberto y vermo de este Pueblo desde 12 de marzo de 1844 bijo el titulo hecho en aquel dia por Manuel Micheltorena; por las presentes, ordens, y establesco por dho Rancho su posecion pa oza Dn. Antonio Sunol los Linderos siguiyntes. Desde el rio del Pueblo de San Jose. Siguiendo toda el alameda hasta la sieneguita de Sta. Clara 20 varas de ello entonces por una linia perpendicular al alameda 8260 pies Yngleses S. 30° 55' o entonces una lines 59° 5' E. 12.100 pies Yngleses hasta el rio de los gatos; entonces por el rio de los gatos y el del Pueblo de San Jose hasta el punto desalido por mando. la espresada detencion un medio sitio de ganado mayor como por el plan aque formado y certificado por el tenient Dn. Leadbetter aqui adjunto se demarca y en testimonio de lo cual he puerto mi firma y sello en presencia de dos testigos de aristencia este dia primero a mencionado arriba.

Jose Fernandez

Alcalde 2d.

Asta. Leadbetter.

U.S. Corps of Engineers.

Pedro Sansibain J. Herety.

12.

I hereby certify that I have surveyed the Rancho here shown being that granted by Manuel Micheltorena to Roberto March 12,1844,that the boundary as here exhibited are in accordance with the grant and contain "uno medio sitio de ganada mayor.

San Jose D. Leadbetter

Nov.26,1849. 1st.Lt.U.S.Engineers.

Certico Sea Copia sacada a la Lebra del original que para em poder del inteniado.

San Jose de G. Nbre.26 del 1849.

Jose Fernandez

Alcalde 2°.

Recorded ----------

Book 5 of Deeds Page 516.

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Antonio Sunol

of the first part

To

Henry M. Naglee

of the second part and

Paula, daughter of said

Antonio Sunol and wife of

Pedro Sansevain

of the third part.

DEED.

Dated Dec. 15, 1849.

Cons. $10000.

Doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second and third parts respectively and to their heirs and assigns forever, two thirds of his undivided interest in all that certain piece or tract of land situated in the District of San Jose, between the Pueblo de San Jose de Guadalupe and the Mission of Santa Clara and bounded - Commencing at the southeast corner of the bridge across the River de San Jose de Guadalupe near the Pueblo; thence up and along said river 309 feet to the stump of an ash tree upon the bank thereof. Thence by a line S. 23° 25' W. 1245 feet to a stake. Thence S. 10° 45' E. 3105 ft. to a stake Thence S. 59° 5' E. 1450 ft. to the Rio de los Gatos

Thence up and along said Rio de los Gatos to a stake upon its bank; thence N.59° 5' W.12,900 feet passing 48 feet from an oak tree which is marked and which is 142 feet within the line next referred to; thence N.30° 55' E.8260 ft.to the Alameda. Thence by a line parallel to and 20 varas from the Alameda S.59° 5' E.3132 and 63/100 feet to the angle of the Alameda; thence by a line parallel to and 20 varas from the Alameda N.72° E.to the end of it. Thence by a ditch to the river and thence up & & along the river to the point of beginning; which described tract is a part of a larger tract granted March 12,1844 by Manl.Micheltorena to Roberto and by said Roberto to the said party of the first part on Jany.1, 1849. The first grant being recorded at Monterey and the latter at San Jose.

To have &c. unto the said second and third parties,their heirs and assigns forever, In such manner that each of the said first,second and third parties shall hereafter possess an undivided equal one third portion and interest therein and further the said Antonio Sunol,for himself and his heirs, doth hereby covenant and agree that the delivery hereof he is the lawful owner of the premises above granted and that he will warrant and defend the above premises in the

quiet and peaceable possession of the said Henry W.Naglee his heirs and assigns forever, with the express understanding- That the amount for which the said Sunol is responsible by the above warrantee in the sum of $5000.

Antonio Sunol (seal)

Henry M.Naglee (seal)

Acknd. (by Antonio Sunol) Dec.15,1849.

Before James C.Conroy

First Alcalde, Dist. San Jose.

Recorded Dec.15,1849.

Book 5 of Deeds Page 479.

Juan Balermino and

Rufina Balermino

To

Antonio Sunol.

D E E D .

Dated Jany. 8, 1850.

"En el Pueblo de San Jose de Guadalupe a los oches dias del mer de En° de mil ochocientos. Cincuento Ante mi Jose Fernandez Alcalde 2° de esta Capital y ante los testigos de aristencia con quienes actuo en la forma establecida Comparecieson de presente, Juan Balermino y Rufina Balermino, hijos legetimas del defunto Roberto Balermino y de la defunta Manuela su mager, y digeson: Que reconociendo y retificando la venta estrajudicial del rancho de los coches que a s° denero de mil ochocientos cuarenta y sieto hize el defunto su Padre con conorimiento di todas ellos a Dn. Antonio Sunol de esta capitas, quien desde entonces lo ha peseido como dueno legitimo y absolute mas que habiendo llegado a su conocimiento que algunas personas pretenden el despojar a Dn. Antonio Sunol de su legitimo derecho a su dho rancho. Ellos hoy con todo conocieniento de causa y en obsequio de la justicia rason y legalidad, dijando aparte todos los beneficio que los

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defuntos sur padres han recibido y los que ellos diariemente reciben del espresado Dn. Antonio Sunol como Cristianos ge. son declarason. Que la dha benta fue echa y firmado con el conocimiento y pleura vohintad de toda la familia legal y devidamente. Que ellos como unicos herederos del finado Roberto Cuelben a repetir y declaras que er su volintad y levre y resuelta y siempre lo ha sido, sedar todo el derecho que tienero o hayan tenido en dho rancho de lo Ccohes, en confirmidad con la benta firmada de nuestro difunto Padre Roberto Balermino cuya estencion es de un medio sitio de ganado mayor; al mencionado Dn Antonio Sunol y para siempre jamas quitan y apartan a sus herederos y succiores del dominio posecion y otros cualesquier derecho que les competa el mencionado torreno, le seden a fabor del comprados para que lo posean y gose persificamente y agadi el el uso que mayor le combenga y a la firmesa y validacion de lo que en virtud de la dicha benta. Ellos en union de sur padres hicieren y hoy vaelren a venovar obligan los otorgantes sur personas y vienes, habidos y por haber, y con ella se someten al Juez y jurisdicion de los Senores Iuesses que del case deben conocer, de cualquies esta do que sea para que a su cumplimiento les conpelan y estrecren como por sentencia pasada en

18

antoxidad di cosa Jusgada, renuncia todas las leyes a su fabor en cuya birtud asi lo firmaren por ante mi y los testigos di asistancia a defecto di escribano publico siendo los instrumentales l los Serus Dn Maria G. Vallejo, Dn. Jose Noriego, Dn. Jose Ma. Colarsubias presenta d que doy fe.

Testigo

Marº G. Vallejo

Jose Noriega

Jose Ma. Cobarnubias

Juan Balermino.

Regina Balermino

anto mi

Jose Fernandez.

Alcalde 2º Certifico Ser Copia Sacado fielente del original que sealla en podra del interesado ftra ut supra.

Jose Hernandes

Alcalde 2º"

Recorded - - - - - - -

Liber 5 of Deeds Page 568.

19

Juan Balermino

Rufina Balermino

(signed Regina Balermino)

To

Dn. Antonio Sunol.

D E E D .

Dated Jany. 8, 1850.

In Spanish-

Cons. $

Legitimate children of the deceased Roberto Balermino and the deceased Manuela, his wife, who says that recognizing the entire conveyance of the Rancho de los Coches which their said Father made on January 1, 1847, with their knowledge, to Dn. Antonio Sunol of this Capitol, who has ever since possessed the same and it appearing that certain persons pretend to disturb the said Sunol in his legal rights in said Rancho. They first parties hereby declare that in full knowledge of the case and justice and right our legal dues, leaving apart all the advantages received by their deceased parents and which they themselves duly received from said Sunol as christians declare that said conveyance was made with the full consent, legal and otherwise of the whole family and that now as the sole and only heirs of the deceased Roberto repeat and declare freely and forever,

that all the right they have or may have in the said Rancho de los Coches, in conformity with the referred to conveyance by our deceased father, is of a half league, to the said Sunol, and now and forever we apart and deliver the same to him, his heirs and assigns forever.

Witness (no seals)

Mariano G. Vallejo.

Jose Noriega.

Jose M. Covarrubias.

Before Jose Fernandez, 2d Alcalde.

Recorded Jany. 8, 1850.

Book 5 of Deeds Page 568.

2/

Henry M. Naglee

To

F. Argenti

David Chambers and

A. P. Crittenden.

DEED OF TRUST.

Dated Sept. 7, 1850.

Cons. $5-

Whereas the said Henry M. Naglee has become unable to pay and discharge all his liabilities with punctuality but is desirous of securing the payment and of making a fair and just distribution of his property and effects among his creditors.

Grants, bargains, sell, release, assign, transfer and set over all and singular the lands, tenements and hereditaments situate lying and being within the State of California. (and other property)

In trust, nevertheless, and for the following uses, intents and purposes, that is to say, the said parties of the second part shall take possession of all and singular the lands, tenements and hereditaments, (and all other property) hereby assigned, and sell and dispose of the same either at public or private sale to such person for such prices and upon such terms and conditions and in their judgment shall be for the interests of the parties concerned and thereupon to execute and

deliver good and sufficient deeds and all other conveyances that may be necessary and proper to effect a sale and transfer of any and all the estates, property and effects hereby conveyed or intended to be conveyed and out of the net proceeds, to liquidate the debts of the party of the first part.

Constitutes the said parties of the second part their executors, administrators and assigns, his true and lawful attorney irrevocable, with power of substitution, with full power and authority in his name to do, transact and perform all debts, deeds, matters and things which the parties of the second part may deem necessary in relation to the premises. To execute acknowledge and deliver all deeds of conveyances for the said premises or any part.

(sgd) Henry M. Naglee (seal)

The said parties of the second accepts the trust and undertake and agree to fulfill and observe the directions set forth in the foregoing deed.

F. Argente (seal)

D. Chambers (seal)

A. P. Crittenden (seal)

Acknd. (by all parties) Sept. 6, 1850.

Before John McVickar N.P.

San Francisco.

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(over)

Recorded Sept. 26, 1850.

Book B of Deeds Page 15.

Pedro Sansevane

To

Chas. Rousillon.

D E E D .

Dated Sept. 10, 1850.

Cons. $30000-

Remise, release and quit claim to Chas. Rousillon, his heirs and assigns forever, one undivided 1/2 part of all his right, title and interest in the following property real and personal, to wit: one undivided one half portion of my interest in certain houses now on their way to this place from Philadelphia, and sent for to be erected on the Rancho de los Coches, with also the wood and plank sawed by me for said houses and of which I own 1/3 part.

(and other property)

Acknd. Sept. 11, 1850.

Before John T. Richardson,

Recorder.

Recorded Sept. 11, 1850.

Book A Deeds Page 374.

Chas. Rousillon

To

Pedro Sansevane.

DEED.

Dated Sept. 12, 1850.

Cons. $16000 and the dissolution of the partnership of Sansevane and Rousillon.

Grant, bargain, sell, alien and transfer to Pedro Sansevane, his heirs and assigns forever, all his right, title, claim and interest in and to certain houses or buildings and plank now on the way to the City of San Jose from Philadelphia and sent for to be erected on the Rancho de los Coches, with also the wood and plank sawed for said houses said interest being one sixth part.

(and other property)

Acknd. Sept. 12, 1850.

Before J. T. Richardson,

Recorder.

Recorded Sept. 12, 1850.

Book A deeds Page 385.

25

Henry M. Naglee

To

F. Argenti

D. Chambers and

A. P. Crittenden.

DEED.

Dated Sept. 24, 1850.

Cons. $1-

Whereas on the 7th day of this Sept. the said party of the first part did by deed of assignment convey to the parties of the second part all his estate, both real and personal in trust for the benefit of his creditors and in the said deed covenant with the said parties of the second part to make such further deeds and conveyances as should be necessary to carry into effect completely and fully the intentions of the parties to said deed, and whereas the real estate of the party of the first part is conveyed in connexion with his personal estate and in general terms only, and it is deemed desirable by the parties of the second part, that the said real estate should be conveyed by a more particular description.

Grant, bargain and sell to the parties of the second part, all his right, title and interest in and to the following described and enumerated tracts or parcels of land x x x x

2d. One undivided third part of a certain ranch known as Los Coches, lying and situate in the County of Santa Clara between the said City of San Jose-and the Mission of Santa Clara, containin about 2000 acres and bounded as follows:

Commencing at the S.E. corner of the bridge across the river de San Jose de Gde. near the City of San Jose, thence up and along said river 309 feet to the stump of an ash tree upon the bank thereof, thence by a line S. 23° 25' N. 1245 ft. to a stake; thence S. 49° 5' E. 1450 ft. to the Rio de los Gatos; thence up and along said Rio de los Gatos to a stake upon its banks; thence N. 59° 5' W. 12900 feet passing 48 feet from an oak tree which is marked and which is 142 feet within the line next referred to; thence N. 30° 55' E. 8260 ft to the Alameda; thence by a line parallel to and 20 varas S. 59° 5' E. 3132 feet to angle of the Alameda; thence by a line parallel to and 20 varas from the Alameda, N. 72° E. to the end of it; thence by a ditch to the river and thence up and along the river to the place of beginning.

In trust, for the same uses, intents and purposes as heretofore set forth in the aforesaid deed of assignment executed by the party of the first part to the parties of the second part.

Acknd. Sept. 24, 1850.

Before Wm. C. Shiles N.P.

Recorded Sept. 26, 1850.

Book B of Deeds Page 19.

Juan Balermino
son of Roberto Balermino,
and Manuela, his wife
both now deceased.

To

Antonio Sunol.

DEED.

Dated Deby. 8, 1851.

Cons. $5.oo and in consideration that my said parents Roberto and Manuella with the full knowledge and free assent of myself and my sister Regina Balermino now deceased, the only children of the said Roberto and Manuela did on the First day of January A.D. 1847, convey by their joint deed of that date to Antonio Sunol of the Pueblo (now City) of San Jose, a certain tract of land known as the Rancho de los Coches &c, hereinafter more particularly described for a consideration of the sum of $500 as in said deed is set forth, and that I have heretofore by deed made on the 8th day of January A.D. 1850, by myself and my sister Regina now deceased, freely and voluntarily confirmed unto the said Sunol the aforesaid conveyance of my parents, renouncing in his favor all the right, title and interest which I and her had in said tract of land, and because of the support and protection and many acts of kindness

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which the said Sunol had bestowed upon my parents from a period long anterior to the aforesaid conveyance until their death and has continued to my sister and myself. Do grant, bargain, sell and convey unto the said Antonio Sunol, his heirs and assigns all our right, title and interest in and to the aforesaid tract of land known as the Rancho de los Coches. Containing two thousand Two hundred and fourteen acres, more or less, and described as follows, viz:

Beginning on the West side of the Rio De San Jose at the bridge on the road leading from the Pueblo now City of San Jose--- the Mission of Santa Clara, and following thence the course of said stream up to the mouth of the Rio de los Gatos to a stake upon its bank; thence N.59° 5' W Twelve Thousand ~~xxx~~ nine hundred feet, passing forty eight feet from an oak tree which is marked and which is one hundred and forty two feet within line next referred to; thence N.30° 55' E. Eight thousand Five hundred and sixty feet to the Alameda; thence by a line parallel to and twenty varas from the Alameda S.59° 5' E. Three thousand one hundred and Thirty two 63/100 feet to the angle of the Alameda; thence by a line parallel to and twenty varas from the Alameda N.72° E. to the end of it; thence by a ditch to the river and thence up and along the river to the place of

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beginning, being the whole of the said tract known as the Rancho de los Coches, as contained in a map of survey made by D. Leadbetter, and endorsed with his certificate of date Nov. 25th A.D. 1849, and the same tract of land which on the twelfth day of March A D. 1844, was granted by Micheltoreno to my father Roberto and which said grant was registered among the public archives at the City of Monterey.

(sgd) Juan Ballermino x (seal)

Witness

J. Alexander Forbes.)
)
Antonio Ma. Asio.)

Acknd. Feby. 17, 1851.

Before John T. Richardson

County Recorder.

Recorded Feby. 17, 1851.

Book B of Deeds Page 305.

Henry M. Naglee

To

James R. Bolton.

MORTGAGE.

Dated Oct. 25, 1851.

Covers the tract of land situated in the County of Santa Clara near the Pueblo de San Jose containing 1/2 of one league of land and known as the "Rancho de los Coches" describing same by metes and bounds.

To secure the payment of $5000- in one year with interest at the rate of 2 per cent per month payable quarterly.

Recorded Nov. 5, 1852.

Book A Mortgages Page 451.

Release of Mortgage.

On this 15th day of Feby. 1861, James R. Bolton, made his certain release in writing, whereby he certifies the foregoing mortgage to be fully paid and discharged describing said mortgage by date, names of parties and place of record and authorizes Recorder to cancel the same.

Acknd. Feby. 15, 1861.

Before F. J. Thibault N.P.

San Francisco.

Recorded (over) Feby. 20, 1861.

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Book A Releases page 192.

Donato, a civilized Indian
and Valeria Jaime, his wife.

To

James Mather.

DEED.

Dated May 30, 1853.

Cons. $1000-

Do grant, bargain, sell and convey for ourselves, our heirs, executors administrators, and assigns, unto James Mather, his heirs, executors, administrators and assigns, all and each of our right, title and interest in and two the following described property, to wit: All and singular that certain tract of land lying near the town of San Jose, in the County and State aforesaid, and formerly known by the name of the "Rancho de los Coches" the same being the tract of land granted to Jose Roberto Vallermino, a civilized indian, now deceased by Micheltorena, Governor of California on the 12th day of March A.D. 1844. The said grantor Valeria Jamie claimes to be the sole legitimate heir at law of said Roberto Vallermino, and as such is the owner of said tract of land, and she hereby repudiates the claim of certain parties claiming under a pretended deed or mortgage from said Roberto Vallermino to Antonio Sunol dated Jany. 1, 1847, and also another deed purporting to

be executed by Juan Vallermino and Regina Vallermino, legitimate children of the said Roberto Vallermino, dated January 8th, 1850, to said Sunol, and the said grantor hereby declares the said deeds void in law, and that she has good right to sell the said property, and does hereby sell the same as aforesaid.

(signed) Donato his x mark (seal)

Valeria Jaime her x mark (seal)

Acknd. May 30, 1853.

Before Thos. L. Vermule N.P.

Recorded June 1, 1853.

Book F of Deeds Page 150.

James Mathers

To

Daniel Baxter,

Edward Banister

(and others)

RELEASE.

Dated June 11, 1853.

Whereas on the 30th day of May 1853, Donato and Valeria Jaime, his wife, civilized indians of Santa Clara County, State of California, conveyed to the undersigned all their interest in the ranch called "los Coches" granted by Micheltorena March 12, 1844, to an indian called Roberto, uncle of the above named Valleria, and whereas said conveyance is designed for the benefit of Daniel Baxter, Edwd. Bannister and others, settlers on said tract of land who have contributed towards the employment of S.M. & I.S. Bowman, of San Francisco, as counsel to defend their possessions.

Now know all men by these presents, that the undersigned has covenanted and agreed to release to each and all of said settlers aforesaid, the tract or tracts of land situated on said ranch to the extent that the same is possessed and owned by them.

Witness

Thos. L. Vermule.

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Acknd. July 11, 1853.

Before Thos. L. Vermule J.P.

Recorded July 11, 1853.

Book F of Deeds Page 211.

Felix Argenti

David Chambers and

Alexander P.Crittenden.

To

Henry M.Naglee.

D E E D .

Dated Oct.5,1855.

Cons.$1.

Do remise,release and quit claim unto the said party of the second part,and to his heirs and assigns forever,all those several lots or parcels of land situated in the County of Santa Clara, conveyed to us in trust by the said Naglee on the 24th day of September 1850,by deed which was recorded in said County of Santa Clara in the County Recorders office in Book of Deeds B,pages 19.20 and 21.

(sgd) A.P.Crittenden (seal)

F.Argenti (seal)

David Chambers. (seal)

Acknd. Oct.6,1855.

Before R.A.Harrison N.P.

Recorded Oct.29,1855.

Book H Deeds Page 677.

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Pedro Sansevain and

Paula Sansevain, his wife

To

Archibald C. Peachy and

Frederick Billings.

DEED.

Dated Mch. 5, 1856.

Cons. $20000.

Do grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second part, and to their several heirs and assigns forever, all their right, title interest and claim of, in and to the Rancho or Tract of land called "Los Coches" situate in the County of Santa Clara State of California, and being the same tract of land granted to one Roberto in the year 1840, by Manuel Micheltorena, Governor of California, and now owned by the parties of the first part with Antonio Sunol and Henry M. Naglee. Excepting thirty two acres conveyed by Sunol to one Esteran Esplivado and excepting one hundred acres of land embracing the vineyard of the parties of the first part, which said last mentioned land and vineyard is held by said parties of the first part alone, and reserved from the operation of this conveyance.

Covenant of warranty against acts of grantors.

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Witness

Robt.C.Rogers.

Acknd. Mch. 5,1856.

Before Robt.C.Rogers N.P.

County of San Francisco.

Recorded Mch.15,1856.

Book K of Deeds Page 191.

Pedro Sansevain and
Paula Sansevain, his wife
of Los Angeles

To

Antonio Sunol or
in event of death or inability
then Jean Louis Sansevain.

Power of Attorney.

Dated Mch. 5, 1856.

With power among other things to enter into and upon all lands tenements and real estate whatsoever in said State of California, whereof we or either of us are or may be in any way entitled or interested to grant, bargain, sell, convey or lease the same or any part or parcel thereof, to convey the same by mortgage as security for moneys he may raise thereon for our benefit. Excepting that our said Atty. may not sell the vineyard and lands called Aliso in Los Angeles Co. and the vineyard and land attached being 100 Acres, part of the Rancho Los Coches, conveyed by Sunol, Sansevain and Naglee to us.

And for us or either of us to make, execute, acknowledge and deliver such good and sufficient deeds, mortgages, leases and conveyances proper and necessary &c. To make, seal acknowledge and deliver all such acquittances releases or other

discharges as may be required &c.

With full power of substitution and revocation.

Acknd. Mch. 5, 1856.

Before Robert C. Rogers N.P.

San Francisco.

Recorded Mch. 15, 1856.

Book A Powers of Atty. page 80.

Antonio Sunol and
Dolores his wife, and
Pedro Sansevain and
Paula this wife of the said
Pedro of the City of
Los Angeles, by the said
Antonio Sunol, their Attorney in fact.

To

Archibald C. Peachy and
Frederick Billings.

DEED

Dated Mch. 14, 1856.

Cons. $5000 and $15000. promised and secured to be paid.

Do grant, bargain, sell, convey and assign unto the said Archibald C. Peachy and Frederick Billings, their heirs and assigns, all the right, title interest and estate of the parties of the first part, in and to the tract of land known as the Rancho de los Coches containing one half square league of land or about 2220 acres of land which was granted by Manuel Micheltorena, Governor of the department of upper California to one Roberto a christianized and emancipated Indian, on or about the 12th day of March A.D. 1844, and by the said Roberto sold and conveyed to the said Antonio Sunol on or about the 1st day of January A.D.

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1847.

Excepting from this sale, the following pieces of land, that is to say, (Excepts two tracts containing respectively 198 acres and 100 acres, which does not include premises under search)

The said Rancho de los Coches, situate lying and being in the County of Santa Clara, on the South and West of the Alameda or Avenue, between the City of San Jose and Santa Clara, and bordering on the Guadalupe river, and the arroyo de los Gatos. And the interest and estate of the parties of the first part in the portion of said Rancho hereby conveyed or intended to be conveyed, being an undivided two thirds part thereof. To have &c. as tenants in common and not as joint tenants &c.

Witness

J. Alexander Yoell.

Acknd. Mch. 14, 1856.

Before J. Alexander N.P.

Recorded Apl. 4, 1856.

Book K of Deeds Page 223.

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Archibald C.Peachy and

Frederick Billings

To

Antonio Sunol.

MORTGAGE.

Dated Mch.14,1856.

To secure the payment of the sum of $15000.

Covers premises described in deed preceding.

Recorded Mch.26,1856.

Book "C" of Mortgages Page 101.

Released and discharged by an Instrument of Release dated March 27,1858,signed,executed and acknowledged by Antonio Sunol and recorded March 29,1858,in Liber A of Releases of Mortgages page 89.

Pedro Sansevain and
Paula the wife of said Pedro.
of the County of Los Angeles.

To

Archibald C.Peachy and
Frederick Billings.

DEED.

Dated Mch.5,1858.

Cons.premises and $1-

Whereas the said parties of the first part by their deed dated the 5th day of March A.D.1856, and recorded in the Records of Santa Clara County in Book K of Deeds pp.191 and 192,intended to grant,bargain,sell and convey unto the parties of the second part,their heirs and assigns forever all their right and title in and to that certain tract of land or Rancho hereinafter particularly described and which said tract or Rancho was afterwards conveyed to the parties of the second part hereto by deed dated and executed on the fourteenth day of March A.D.1856,by Antonio Sunol,and his wife,for themselves and by the parties of the first part hereto by their Attorney in fact,the said Antonio,recorded in Book K of deeds pp.223.224 and 225.

Now Therefore,for the purpose of confirming said deeds and correcting any errors or misdes-

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criptions in them or either of them, and fully carrying out the intention of said parties.

Do grant, bargain, sell, convey and assign unto the said Archibald C. Peachy and Frederick Billings their heirs and assigns, all the right, title and interest and estate of the parties of the first part in and to the tract of land known as the Rancho de Los Coches, containing one half a square leaque of land or about 2220 acres of land which was granted by Manuel Micheltorena, Governor of the Department of Upper California, to one Roberto a christianized and emancipated Indian, on or about the 12th day of March A.D. 1844, and by the said Roberto sold and conveyed to the said Antonio Sunol on or about the 1st day of January A.D. 1847. Excepting from this sale (Two tracts parts of said Rancho one containing 198 acres, the other 100 acres, not including premises searched)

The interest and estate of the parties of the first part in the portion of said Rancho hereby conveyed or intended to be conveyed being the undivided one third part thereof.

To have and to hold &c. as tenants in common and not as joint tenants &c.

Witness.

A. C. Campbell.

Acknd. March 19, 1858.

Before Samuel Hermann N.P.

City and County of San Francisco.

Recorded March 25, 1858.

Liber L of Deeds Page 482.

Archibald C.Peachy

To

Frederick Billings.

DEED.

Dated Augt.14,1863.

Cons.$10875.

Does grant,bargain and sell,convey and confirm unto the said party of the second part and to his heirs and assigns forever. All his right,title, interest and estate in and to that tract of land in the County of Santa Clara,in the State of California,known as the "Rancho De Los Coches" and being the tract of land for which a Patent was issued by the Government of the U.S.to Antonio Sunol,Paula Sunol de Sainsevain and Henry M. Naglee,dated the thirty first of Dec.A.D.one thousand eight hundred and fifty seven,which said Patent is recorded in Book A Patents in the office of the Recorder of said County of Santa Clara, pages one to six inclusive. Reference being had to said Patent and Record for a more particular description.

Witness- Alfred Barstow.

Acknd. Augt.18,1863.

Before Alfred Barstow N.P.

County of San Francisco.

(over)

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Recorded Oct. 2, 1863.

Book R of Deeds Page 405.

Henry M.Naglee

Archibald C.Peachy and

Frederick Billings.

To

James Thomas Boyd.

DEED.

Dated Augt.5,1862.

Cons.$1510-

Grant,bargain,sell,release,remise and convey unto the said party of the second part and to his heirs and assigns forever,all that certain piece parcel or tract of land in the County of Santa Clara,State of California,and portion of the Rancho Los Coches bounded and described as follows,to wit: Commencing at a post at the intersection of the North line of South Street (so called being a street running East and West past the Southern line of the Fair Grounds) with the West line of Sunol street (so called being a street running Southerly from the Alameda Road and at right angles thereto) and running thence Northerly along the West line of said Sunol Street 7 48/100 chains to a post at the South East corner of land now or late of H.Cahill; thence at right angles Westerly 11 22/100 chains along said Cahill's line to a post; thence at right angles Southerly 7 48/100 chains to a post standing upon

the North line of South Street and thence at right angles Easterly along the North line of South Street 11 22/100 chains to the place of beginning Containing 8 39/100 acres of land and forming a rectangular parallelogram.

Henry M.Naglee (seal)

per H.P.Janes Atty.in fact.

Archd.C.Peachy (seal)

Frederick Billings (seal)

Acknd. Augt.5,1862.

Before Alfred Barstow N.P.

San Francisco.

Recorded Sept.15,1862.

Book Q Deeds Page 11.

Henry M. Naglee

To

Horace P. Janes.

Power of Attorney.

Dated June 4, 1859.

Do make, constitute and appoint Horace P. Janes my true and lawful attorney for me and in my name place and stead, to enter into and take possession of a certain tract of land in the County of Santa Clara in which I am interested said tract being known by the name of "Rancho los Coches" and to grant, bargain and sell the same, or any part or parcel thereof. for such sum or price and on such terms as to him shall seem meet, and for me and in my name to make, execute, acknowledge and deliver good and sufficient conveyances for the same. x x x x x x x

Witness

Saml. Hermann.

Acknd. June 4, 1859.

Before Saml. Hermann N.P.

City and County of San Francisco.

Recorded Oct. 24, 1859.

Book A Powers of Attorney p. 336.

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James T. Boyd

To

E. L. Bradley

DEED.

Dated Jany. 10, 1873.

Cons. $8000-

Grant, bargain, and sell unto the said party of the second part and to his heirs and assigns forever, all that certain tract, piece or parcel of land in the County of Santa Clara, State of California, bounded and described as follows, viz:

Commencing at the point of intersection of the Northerly line of South Street (so called) being a street running East and West past the Southern line of the Fair Grounds with the Westerly line of Sunol Street (so called) being a street running Southerly from the Alameda Road, and at right angles thereto, thence Northerly along the Westerly line of said Sunol Street 7.48 chains to a post at the South East corner of lands of formerly of H. Cahill now of G. Beals; thence at a right angle Westerly 11.22 chains along said Beal's Southerly line to line of lands of Welch; thence Southerly along said Welch's Easterly line 7.48 chains to a post standing on the Northerly line of South Street and thence Easterly along the Northerly line of South Street 11.22 chains to

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the corner of Sunol Street at the place of beginning. Containing 8.39 acres or thereabouts and being the same premises conveyed to the said party of the first part by Henry M.Naglee, Archibald C.Peachy and Frederick Billings by deed dated August 5th 1862 and recorded in the Recorders office of Santa Clara County in Book Q of deeds page 11.

Jas.Thos.Boyd (seal)

Acknd. Jany.10,1873.

(by James T.Boyd)

Before Alfred C.Crane N.P.

San Francisco.

Recorded Jany.11,1873.

Book 27 of Deeds Page 111.

In the SuperiorCCourt of the County of Santa Clara, State of California.

In the Matter of the Estate

of

E. L. Bradley, deceased.

PROBATE.

Estate No.1298. Reg.D p.315.

1880

July 23 Will filed, together with

Petition of Mary E.Bradley for Probate thereof. Shows:

That E.L.Bradley died on or about July 17th, 1880, at his residence near the City of San Jose, in the County of Santa Clara, and at the time of his death was a resident of said County of Santa Clara, State of California, and left estate therein consisting of real and personal property the probable revenue and character of which is as follows: Notes, Mortgages, Bank stock of 1st National Bank, San Jose. Real and personal property in Santa Clara and Ventura Counties of the aggregate value of about $250,000.

That petitioner consents to act as Executrix of the last will of said deceased.

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That the estate and effects do not exceed the sum of $250.000.

That said deceased left a will bearingd date July 16th, 1880 in possession of petitioner which she believes and alleges to be the last will and testament of said deceased, which is herewith presented.

That petitioner Mary E. Bradley widow of said E. L. Bradley deceased is named in said Will as Executrix thereof without bond, aged 45 years, residing at the late residence of deceased, near the City of San Jose and Lenora E. Bradley and Anna A. Bradley children of deceased residing with the former.

Also Elisha R. Bradley and Carrie Bradley of the County of Placer, State of California, are named therein as devisees.

That the subscribing witnesses to said will are Dr. W. S. Thorne and G. P. Beal, residing in Santa Clara County, Cal.

That the next of kin and heirs at law of testator are Lenora- Bradley aged 17 years and Anna A. Bradley aged about 13 years, residing at the said residence of deceased, with their mother in Santa Clara County.

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That at the time said will was executed testator was of the age of 54 years of sound and disposing mind and competent by last will to dispose of his estate.

Prays that will be admitted to probate and Letters Testamentary thereon issued to petitioner.

J. C. Black,

Atty. for Petitioner.

July 23 Order entered and filed. Friday Aug. 6th (Aug. 13th as amended) 1880, at 2 P.M. appointed for proving will. That ten days notice be given by publication in San Jose Daily Mercury and copies of said notice addressed to heirs resident in this State and deposited in U.S. Post Office, post paid, at least ten days before said day of hearing.

Record 18 p. 109

July 29 Minute order- "It appearing that no notice to the heirs of said deceased resident in this said state, has been given by the Clerk of this Court, as required by law, of the time and place appointed for the hearing upon the petition of Mary E. Bradley, for the probate of the Will of said deceased. And the time within which

such notice could be given upon said order having expired. It is ordered, that the order entered herein July 23d, 1880, fixing Friday August 6th, 1880, at 2 o'clock P.M. at the Court Room of this Court as the time and place for hearing upon the said petition, be and the same is hereby amended by the record by striking out of said original order and the Notice issued thereon the day and hour aforesaid, to wit: "Friday the 6th day of August A.D. 1880, at 2 o'clock P.M." and substituting in lieu thereof "Friday the 13th day of August A.D. 1880, at 2 o'clock P.M." And further ordered that said notice as amended be published in the San Jose Daily Mercury, as required by the original order and as this day amended.

Record 18 p. 122.

July 23 Notice of publication of time appointed for proving Will, issued by Clerk. That Friday Aug. 6th (amended to Aug. 13th) 1880 has been appointed for proving will &c.

Endorsed on the notice is the following

The order appointing time for the probate of the Will of E.D. Bradley, deceased and upon which order the above notice

was issued, was amended, by the record in open Court Thursday July 29th, 1880, by changing the time from August 6th 1880 to Friday Aug. 13th, 1880, at 2 o'clock P.M. Dated July 29th 1880.

J. J. Sontheimer Clerk.

By John A. Ethel, Deputy.

Endorsed also on the foregoing notice is the affidavit of John A. Ethel who deposes That on 29th day of July 1880, he mailed in an envelope sealed, with the postage prepaid thereon, a notice to each of the following named persons. Anna A. Bradley and Leonora - Bradley, residing at San Jose, California, of the time appointed to wit: Friday the 13th day of August A.D. 1880, at 2 o'clock P.M. of said day for proving will in above entitled estate, and addressed to them at their place of residence.

Duly verified July 29th, 1880.

Note: The foregoing Notice and affidavit is endorsed as Filed July 23d, 1880.

Aug. 30 Affidavit of C.M. Shortridge filed. Deposes- That he is a male citizen over 21 years of age, and not interested in the Matters herein. That he is a Chief Clerk

of the "San Jose Daily Mercury" a Daily Newspaper published and printed in the City of San Jose &c. that the notice for publication of time appointed for proving will, of which the annexed printed slip (marked A) is a true copy (printed slip annexed) was published in said newspaper for twenty consecutive days from July 24th 1880 to August 13, 1880. Daily, Mondays excepted. (duly verified)

Note: The printed notice annexed gives as the date of the foregoing order July 23d, 1880, and the time set for hearing as Augt. 13, 1880.

Aug. 13 Testimony of Dr. W. S. Thorne subscribing witness to will and of Mary E. Bradley applicant for probate thereof taken and filed.

Aug. 13 Order made, entered and filed. Admitting will to Probate and appointing Mary E Bradley Executrix thereof without bond.

Record 18 p. 161.

Aug. 13 Certificate of proof of will and facts found made and certified and Will Roll consisting of Will, Testimony and Certifi-

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cate of proof of Will made filed and recorded in Book E of Wills page 297.

Will as follows:

"In the name of God, Amen, I, E.L. Bradley of the County of Santa Clara, do hereby make, and publish this my last will and testament.

1. I give and bequeath to my wife Mary E. Bradley, all my notes and mortgages and my Bank Stock in the 1st National Bank of the City of San Jose, and all my personal property situate in Santa Clara County, and all my real estate and lands situate in the County of Santa Clara, I give and bequeath to my said wife all stocks and personal property and real estate of what ever nature or character situate in the County of Ventura, State of California.

2nd. I give and bequeath to Elisha R. Bradley and to Carrie Bradley, children of my brother George Bradley, share and share alike, all my real estate and land situate in Placer County, California, belonging to me, of the value of five or six thousand dollars more or less.

3rd- I have not made a special devise to my children Lenora E. Bradley and Anna A. Bradley, because I have full confidence

in my wife, who will provide for them.

4th. I give and bequeath to my sister Louisa Milliman of Onondago County, State of New York, all my property belonging to me situate in said County, State of New York-to hold therein a life estate, and at her death to go to her children, living at the date of her death, share and share alike.

5. I give all my property situate in the Town of Casinova, Madison County, State of New York, to my sister Cynthia A. Bradley during her life, and at her death to go share and share alike to my own children Leonra E. Bradley and Anna A. Bradley.

6- All the residue of my property I give to my said wife and I do hereby appoint my said wife the Executrix of this my last will and testament without bond or security.

I do hereby authorize and empower my said wife to sell all property necessary to be sold to pay debts or in her discretion, without application to the Superior Court of Santa Clara, or other County for any order of sale and she shall sell all or any of said property without any order of sale.

In witness whereof I have hereunto set my hand and seal this 16th day of July A.D.1880.

(sgd) E.L. his x mark Bradley (seal)

Witness

J.C.Black.

(Here follows the attestation of Walter S.Thorne and G.P.Beal, Subscribing witness es)

Aug.13 Letters Testamentary issued to Mary E. Bradley, who duly qualified same day.

Aug.13 Order entered and filed directing publication of Notice to creditors in San Jose Daily Mercury.

Record 18 p.165.

Aug.13 Order entered and filed appointing Wm.L. Tisdale James A.Clayton, and H.W.Platt, appraisers for Santa Clara County.

Sept.13 Affidavit of Chas.M.Shortridge filed. Deposes, that he is the Principal Clerk of the San Jose Daily Mercury, a newspaper printed and published in the City of San Jose, of publication of Notice to creditors in said newspaper from Aug.14, 1880 to Sept.12th 1880 daily. Mondays and Sept. 10th excepted. (duly verified)

1880

Nov. 22 Inventory and appraisement of property in Santa Clara County, filed- Shows:

All that parcel of land part of the Ranch de los Coches, adjoining the City of San Jose, and more particularly described as follows, to wit:

Commencing at the point of intersection of the Northerly line of South Street (so called) being the street running East and West past the Southern line of the Fair Grounds, with the Westerly line of Sunol street (so called) being a street running Southerly from the Alameda Road and at right angles thereto; thence Northerly along the Westerly line of said Sunol street 7 chains and 48 links to a post at the South East corner of land formerly of H. Cahill now of G. Beals; thence at right angles Westerly 11 chs. and 22 links along said Beal's Southerly line to line of lands of Welch; thence Southerly along said Welch's Easterly line 7 chs. and 48 links to a post standing on the Northerly line of South street and thence Easterly along the Northerly line of South street 11 chains and 22 links to the corner of Sunol street at the place of beginning.

63.

Containing 8.39/100 acres, or thereabouts.

$17015.00

And other property real and personal.

Total appraised value $97168.37

All of the appraisers qualified and acting.

1881

Mch. 24 Decree entered and filed showing that due and legal notice to creditors has been given.

1882

Nov. 27 Final account of Executrix filed.

Nov. 27 Petition for Distribution of estate filed.

Nov. 27 Order made entered and filed Friday Dec. 8th, 1882, at 2 P.M. set for hearing on settlement of account and petition for Distribution, ten days notice to be given by posting.

Nov. 27 Notice of above hearing issued by Clerk and affidavit of C.A. Barker endorsed there on and filed, of posting copies of said notice in three public places (naming them) in County of Santa Clara on Nov. 27, 1882.

(duly verified)

Dec. 8 Order continuing hearing to Dec. 22d, 1882.

Record 20 p. 556.

1882

Dec. 22 Decree of settlement of account and of Distribution of estate made and entered (filed Jany, 19th 1883)

(After recitals of filing of final account and order fixing Dec. 8th, 1882 at 2 P.M. for hearing and order continuing hearing to Dec. 22d, 1882 at 2 o'clock P.M)

Ordered, adjudged and decreed that said account be and the same is hereby in all respects approved, allowed and settled.

Thereupon the Court proceeded to the hearing upon the petition for distribution.

And it appearing to the satisfaction of the Court, that all the debts of said deceased and of said estate, expenses and charges of Administration, all taxes that have attached to or accrued against said estate have been paid, and that said estate is in a condition to be closed.

That due and legal notice to cerditors has been given as reuqired by law.

That said Executrix has fully accounted for all the estate that has come to her hands and that the same has been fully administered upon.

That said E.L. Bradley died testate in the County of Santa Clara, State of Cali-

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fornia, leaving him surviving Mary E. Bradley his wife, and Leonora E. Bradley now Flagg and Anna A. Bradley his children his only heirs at law:

That the following persons are entitled to the residue of said estate according to the will of said E.L. Bradley deceased, to wit:

Mary E. Bradley, this Executrix and Elisha R. Bradley and Carrie Bradley, Louisa Millman, Cynthia A. Bradley and Leonora E. Bradley according to the devise in said will.

It is hereby ordered, adjudged and decreed that all the acts and proceedings of said Executrix as reported to Court be and the same are hereby approved and confirmed and that after deducting the estimated expenses of closing the administration of said estate, the residue thereof hereinafter particularly described and now remaining in the hands of said Executrix and not now known or discovered which may belong to the said estate or in which the said estate may have any interest, be and the same, is hereby distributed as follows, to wit:

1st.

To Mary E. Bradley widow of said E.L.

Bradley deceased there is hereby distributed the following described property belonging to the said Estate of the said E.L.Bradley deceased, to wit:

Commencing at the point of intersection of the Northerly line of South Street (so called) being the Street running East and West past the Southern line of the Fair Grounds with the Westerly line of Sunol street (so called) being a street running Southerly from the Alameda Road and at right angles thereto; thence Northerly along the Westerly line of said Sunol Street 7 chains and 48 links to a post at the South East corner of lands formerly of H.Cahill, now of G.Beal's; thence at right angles Westerly 11 chains 22 links along said Beal's Southerly line to line of lands of Welch; thence Southerly along said Welches Easterly line 7 chains and 48 links to a post standing on the Northerly line of South Street, and thence Easterly along the Northerly line of South Street 11 chains and 22 links to the corner of Sunol Street at the place of beginning, containing 8 acres and 39/100 of an acre.

(and other property)

Note: A certified copy of foregoing decree recorded in County Recorders office Feby. 26th, 1883, in Liber J of Miscellaneous Records page 377.

In the Superior Court, County of Santa Clara, State of California.

In the Matter of the Estate

of

Mary E. Bradley, deceased.

PROBATE.

Estate No. 1793. Reg. p. 323.

1885

June 26 Will filed together with petition of John C. Black and Anna A. Bradley for the probate thereof. Shows:

That Mary E. Bradley died on or about the -- day of June 1885, at her residence on Sunol street, City of San Jose, County and State aforesaid, being a resident of said County at the time of her death, and leaving estate in this State, consisting of real and personal property (enumerating same)

That the estate and effects do not exceed the sum of $200.000.

That said deceased left a will bearing date June 6th, 1885, in possession of John C. Black which petitioners allege to be the last will and testament of said deceased, which is herewith presented.

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That John C.Black and Anna A.Bradley are named in said will as Executor and Executrix thereof,said Black aged 50 years and Anna A.Bradley aged 19 years, both residents of City of San Jose,County and State aforesaid. Sarah Harriman,Dutch Flat,Placer County,Cala. Harvey Reed,George Boake,Ransom Reed,Samantha Allen,Lester Allen of San Jose,Lucinda Tillotson of Nelson,Butte Co.Cal. Susan McClure of Saticoy,Ventura Co. Bradley Tillotson of Nelson,Butte Co. Burton J.Reed,Dewit Reed Louisa Milliman,Bradley Deuell; Addie Bradley,Belle Griffin; Libbie Brown; Louise Call,Laura Murra-,Grace Call,Nellie Milliman,Adelbert Allen,Anna A.Bradley and Leonora E.Flagg,named therein as devisees.

That the subscribing witnesses to said will are G.P.Beal,and Helen L.Beal,residing in City of San Jose.

That the next of kin and heirs at law of said testatrix and the name age and residence of said heirs are as follows: Leonora E.Flagg aged 23 years,residing at San Jose.

Note: The name of Anna A.Bradley is

omitted as one of the heirs.

Searchers.

That said will was executed on June 6th 1885, and testatrix was of the age of 58 years or thereabouts, and competent by last will to dispose of her estate.

Prays that said will be admitted to probate and Letters Testamentary issued to petitioners.

(sgd) J.C.Black

Anna A.Bradley.

June 26 Order made, entered and filed. Friday July 10th, 1885, at 2 o'clock P.M. set for hearing.

June 29 Affidavit of Jas.L.Lowe, of mailing notice of hearing to heirs and devisees, filed.

July 10 Affidavit of Chas.M.Shortridge of publication of Notice for probate of will filed.

July 10 Order made, entered and filed, vacating and setting aside order of June 26th, 1885 fixing July 10th 1885, for hearing probate of will.

Record 24 p.43.

July 10 Order made, entered and filed Friday July

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31st, 1885 at 2 o'clock P.M. set for hearing on probate of will that 10 days notice thereof be given by the Clerk by publication in San Jose Daily Mercury, a newspaper &c. and that copies of notice be addressed to heirs of testatrix resident in this State at their respective places of residence and deposited in U.S. Post Office postage prepaid at least 10 days before said day of hearing.

Record 24 p. 421.

July 14 Notice issued by County Clerk under seal that Friday July 31st, 1885, has been set for proving will &c.

Affidavit of Jas. L. Lowe, endorsed on copy of said notice and filed, deposes. That he is a male citizen of the U.S. over 21 years of age that on July 14th, 1885, he deposited in the U.S. Post Office at the City of San Jose, in said County, a true copy of the within notice, enclosed in an envelope, postage prepaid thereon, and addressed to each of the following named persons, to wit: Anna A. Bradley, Dewitt Reed, Louis Millman, Leonora E. Flagg Harvey Reed, Samantha Allen, Ransom Reed, Geo. Boak, Lester Allen, Burton J. Reed, Anna

A. Bradley, Libbie Brown, Louisa Call, Bradley Dewell, Adelbert Allen, Belle Griffin, Nellie Millman, Crad. Call, Laura Menarra, Addie Bradley, all of San Jose, Bradley Tillotson, Nelson, Butte Co. Cal. Sarah Harriman, Dutch Flat, Placer Co. Cal. Susan McClure, Saticoy, Ventura Co. Cal. Lucinda Tillotson, Nelson, Butte Co. Cal.

(duly verified)

July 24 Affidavit of Henry J. Alexander, filed, deposes: That he is a male citizen of the United States, over 21 years of age, and is the principal clerk of the printers of the San Jose Daily Mercury, a newspaper published in the City of San Jose, that the notice of time set for probate of will in the Matter of the Estate of Mary E. Bradley deceased, (printed copy annexed) was published in said newspaper from the 14th day of July 1885, to the 24th day of July 1885, every day first and last dates included. Mondays excepted.

(duly verified)

July 31 Testimony of G. P. Beal subscribing witness to will, and J. C. Black petitioner, taken and filed.

July 31 Certificate of proof of will and facts found, made certified and filed.

July 31 Order made, entered and filed, admitting will to probate, and appointing John C. Black and Anna A. Bradley, Executor and Executrix thereof without bond.

Record 24 p. 484.

Will Roll consisting of Will, Testimony and Certificate of proof of will, made and filed, and will recorded in Book F of Wills page 207.

Testatrix in and by her will devises a and bequeaths her estate as follows:

(After certain specific bequests to the persons named in the petition for probate as devisees)

I give, devise and bequeath to my daughter Anna A. Bradley of San Jose, my home place situate on the west side of Sunol street, San Jose, consisting of a little over 8 acres of land including the home dwelling house and out buildings thereon which I estimate at the value of $15000.

I give, devise and bequeath to my daughter Leonora E. Flagg $15000.

I give, devise and bequeath all of the

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residue and balance of my property after paying all my debts, to my said daughter Anna A. Bradley and Leonora E. Flagg, share and share alike.

Appoints J.C. Black and Anna A. Bradley of San Jose, Executor and Executrix of her will, without bonds, and authorizes and empowers her said Executors to sell any or all of her property without applying to Court for Order of Sale.

The will is signed and executed June 6, 1885, and attested by G.P. Beal and Helen L. Beal, subscribing witnesses.

July 31 Letters Testamentary issued to J.C. Black and Anna A. Bradley, who duly qualified same day, before the County Clerk, who failed to attach the seal of said Court to said affidavit or qualification.

Aug. 19 Order made, entered and filed directing publication of notice to creditors, once a week for four weeks in San Jose Daily Murcury.

Record 24 p. 535.

Order made entered and filed, appointing James A. Clayton, W.D. Tisdall and H.W. Platt appraisers of property in Santa Clara

County. Record 24 p.535.

Sept.11 Affidavit of C.J.Owen,filed deposes,that he is the principal clerk of the printers of the San Jose Daily Mercury,a newspaper printed and published in the City of San Jose,that the Notice to creditors in the matter of the estate of Mary E.Bradley deceased,was published in said newspaper from Aug.11,1885,to Sept.8th,1885,every day first and last dates included,Mondays excepted.

(duly verified)

Oct.14 Inventory and appraisement of property in Santa Clara County,filed,shows:

-----Real Estate------

All that parcel of land part of the Rancho de los Coches adjoining the City of San Jose and more particularly described as follows,to wit:

Commencing at the point of intersection of the Northerly line of South Street (so called) being a street running East and West past the Southern line of the "Fair Grounds" with the Westerly line of Sunol Street (so called) being a street running Southerly from the Alameda Road,

and at right angles thereto, thence Northerly along the Westerly line of said Sunol Street 7 chains and 48 links to a post at the South East corner of lands formerly of H.Cahill,now of G.Beals; thence at right angles Westerly 11 chains and 22 links along said Beal's Southerly line to line of lands now or formerly of Welch; thence Southerly along said Welchs Easterly line 7 chains and 48 links to a post standing on the Northerly line of South street,and thence Easterly along the Northerly line of South Street 11 chains and 22 links to the corner of Sunol Street at the place of beginning, Containing 8 acres and 39/100 of an acre or thereabouts.

(and certain personal property)

All of the appraisers qualified and acting.

Oct.15 Decree made,entered and filed,showing that due and legal notice to creditors has been given. (This the record shows Oct 15/86 Krafft)

Record 28 p. 241.

1886

Oct.1 Final account of Executors,together with a petition for distribution of estate

77.

filed.

The petition for distribution shows: That all the debts of said estate expenses of Administration taxes attached to or accrued against said estate, have been paid and discharged, and estate is in a condition to be closed. (and sets forth the residue of the e state remaining in hands of the Executors)

Oct. 1 Order entered and filed, Friday Oct. 15th, 1886 at 2 o'clock P.M. set for hearing, ten days notice to be given by posting.

Record 28 p. 221.

Oct. 2 Notices of foregoing hearing issued.

Oct. 2 Affidavit of L.W. Denan filed, of posting copies of notice of foregoing hearing in three public places (naming them) in County of Santa Clara on Oct. 2d, 1886.

(duly verified)

Oct. 15 Order entered and filed, approving sales of personal property.

Record 28 p. 241.

Oct. 15 Decree of Settlement of final account and of distribution of estate, made entered and filed.

Record 28 p.242.

Recites final account and petition for distribution filed Oct.1st,1886,and order fixing Oct.15th,1886 at 2 o'clock P.M.for hearing thereon.

And no objections having been filed to said account and to the distribution of the residue of said estate.

Ordered adjudged and decreed that said account be,andthe same is hereby in all respects approved,allowed and settled.

Upon the hearing of petition for distribution,the Court finds-

That due and legal notice to creditors has been given.

That said Executors have fully accounted for all the estate that has come to their hands and the same has been fully administered upon.

That said Mary E.Bradley died testate in the County of Santa Clara,California,on June 20,1885,leaving her surviving two children,to wit: Leonora E.Flagg formerly Bradley and Annia A.Bradley who are the residuary legatees under the will of said deceased.

That the following persons are entitled

to the residue of said estate after the payment of the specific legacies named in the will of said deceased, to wit: Leonora E. Flagg formerly Bradley and Anna A. Bradley the residuary legatees in said will named.

Ordered, adjudged and decreed that all the acts and proceedings of said Executors as reported to Court, be, and the same are hereby approved and confirmed, and the residue of said estate of Mary E. Bradley decd. hereinafter particularly described and now remaining in the hands of said Executors, after paying the specific legacies named in said will and any other property not now known or discovered, which may belong to the said estate, or in which said estate may have any interest, be and the same is hereby distributed as follows to wit:

To Leonora E. Flagg and Anna A. Bradley is distributed the real and personal property of said estate as tenants in common, described as follows, to wit: (describes certain real estate not under search)

To Anna A. Bradley, all of that certain tract, piece or parcel of land situate ly-

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ing and being inthe County of Santa Clara State of California, bounded and described as follows, to wit: Commencing at the point of intersection of the Northerly line of South Street (so called) being a street running East and West past the Southern line of the "Fair Grounds" with the Westerly line of Sunol Street (so called) being a street running Southerly from the Alameda Road and at right angles thereto, thence Northerly along the Westerly line of said Sunol Street 7 chains and 48 links to a post at the South East corner of lands formerly of H. Cahill, now of G. Beals; thence at right angles Westerly 11 chains and 22 links along the said Beals Southerly line to line of lands now or formerly of Welch; thence Southerly along said Welch's Easterly line 7 chains and 48 links to a post standing on the Northerly line of South Street and thence Easterly along the Northerly line of South street 11 chains and 22 links to beginning. Containing 8 acres and 39/100 of an acre or thereabouts.

(and other property)

Further ordered, that said Executors upon

payment and delivery of said residue &c. be discharged from all liability for their future acts.

Note: A certified copy of foregoing Decree of Distribution recorded October 18th, 1886, in Liber M of Miscellaneous Records page 503.

1887

June 24 Decree of final discharge of Executors entered and filed.

82

Willis Sherman Clayton

To

Anna Augusta Bradley.

Certificate of Marriage.

Dated May 15,1889.

Recites license issued out of the County Clerks office authorizing the marriage of the above named parties and attached is the certificate of Jno.B.Wakefield,Rector of Trinity Church, that he joined the above named parties in marriage on the above date.

Recorded May 25,1889.

Book J Certificates of Marriage

Page 153.

83

T A X E S .

State and County.

From 1861-62 to and including

1889-90 Paid.

1890-91 Now a Lien.

No Judgment Liens.

San Jose, Cal. Sept. 10, 1890.

at 9 o'clock A.M.

Pomeroy & Howes

Searchers of Records.

San Jose September 10th 1890.

Upon a careful examination of the within abstract I am of opinion therefrom, that the record title of the 8 39/100 acre tract on the first page hereof described is in Mrs Anna A. Clayton, wife of W. S. Clayton, free and clear of all incumbrances, except the taxes for the current year.

L. P. Kraft

Continuation of the Foregoing Abstract.

AS TO

THE SAME PROPERTY.

NOTHING FURTHER.

T A X E S.

S T A T E A N D C O U N T Y.

N.W.South and Sunol N.7.48 chs.x 11.22 chs. containing 8.39 acres part Lots 23 and 24 Los Coches Rancho.

Fiscal Years.

1890-1891)
— TO — : PAID.
1905-1906)

1906-1907 Now a Lien.

N O J U D G M E N T L I E N S.

The foregoing CONTINUATION consisting of pages 85 and 86 made at SAN JOSE, CALIFORNIA, OCTOBER THIRD 1906 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J. C. Edwards

Manager.

Continuation of the Foregoing Abstract.

A S T O

The property remaining of record in the name of Anna Bradley Clayton.

NOTE:

Map entitled, "Map of Block 1 of the Clayton and Beal Subdivision, in Lots 23 and 24 of the Rancho de Los Coches", surveyed December 26th. and 27th. 1905, by A.T.Herrmann, Licensed Land Surveyor, of Herrmann Bros. Surveyors & C.E. San Jose, Cal. was filed in the office of the County Recorder of Santa Clara County, California, on January 24, 1906, and is of record therein in Book F2 of Maps, at page 40 Records of said County.

Anna Bradley Clayton and
W.S.Clayton, her husband

TO

Joseph E.Friene and
Laura C.Friene, his wife

D E E D.

Dated October 11,1906.

Cons: $10.

Do grant, bargain, sell, convey and confirm unto second party, and to his heirs and assigns forever, all that certain parcel of land situate in the County of Santa Clara, State of California, described as follows:-

Lot 21 of Block 1 of the Clayton & Beal Subdivision in Lots 23 and 24 of the Rancho de Los Coches, according to a map of same duly recorded on the records of Santa Clara County, in Book F.2 of Maps, at page 40. Said lot beginning at a point on the Westerly line of Morrison Avenue as dedicated on said map, distant Northerly 54 feet from the point of intersection of the Northerly line of Park Avenue with the Westerly line of Morrison Avenue aforesaid; and running thence Westerly 128 feet to the Easterly line of the Veuve & Lagrue Tract; thence Northerly along the line of said Tract 40 feet; thence Easterly at right angles 128 feet to said line of Morrison Avenue; thence Southerly 40 feet along said line of Morrison Avenue, to the point of beginning.

(Sgd) Anna B.Clayton
W.S.Clayton

Acknd. October 18,1906.

By Anna B.Clayton and W.S.Clayton, her husband
Before Edw.W.Clayton, N.P.

Recorded October 25,1906.

Book 305 of Deeds,Page 530.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Anna B.Clayton and

W.S.Clayton, her husband

TO

Eugene Friene

D E E D.

Dated January 10,1907.

Cons: $10.

Do grant, bargain, sell, convey and confirm unto second party, and to his heirs and assigns forever, all that certain parcel of land lying and being in the County of Santa Clara, State of California, described as follows:-

Lot 22 of Block 1 of the Clayton & Beal Subdivision in Lots 23 and 24 of the Rancho de los Coches, according to a map of same duly recorded in Book F.2 of Maps, at page 40 Records of Santa Clara County,California.

Acknd. January 18,1907.

Before Edward W.Clayton, N.P.

Recorded January 19,1907.

Book 315 of Deeds,Page 117.

TAXES.

STATE AND COUNTY.

Fiscal Years.

1906-1907 Paid.

1907-1908 Paid.

1908-1909 Now a Lien.

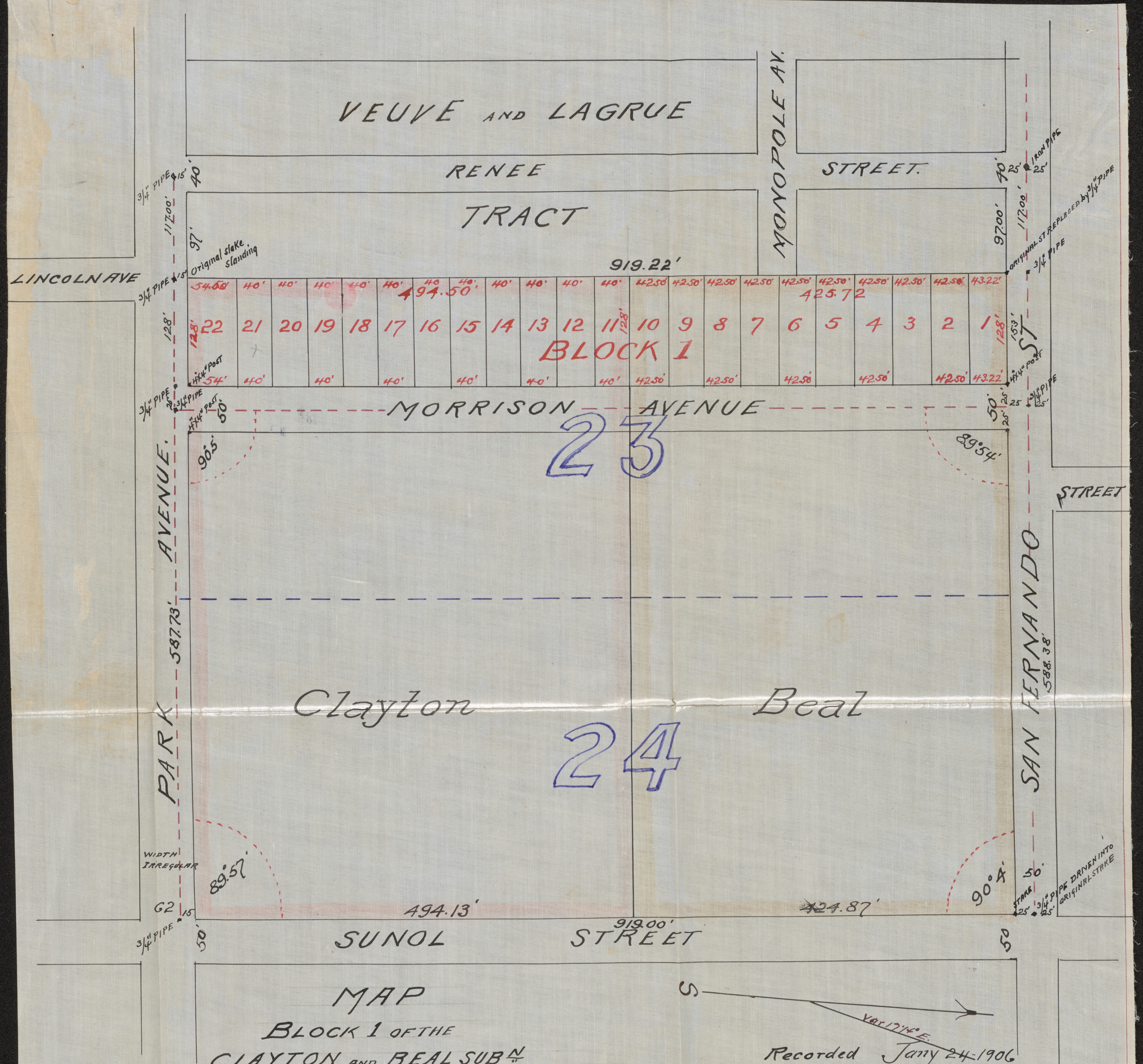
NO JUDGMENT LIENS.

The foregoing CONTINUATION consisting of pages 87 to 91 inclusive, made at SAN JOSE, CALIFORNIA, JUNE FIFTEENTH 1908 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

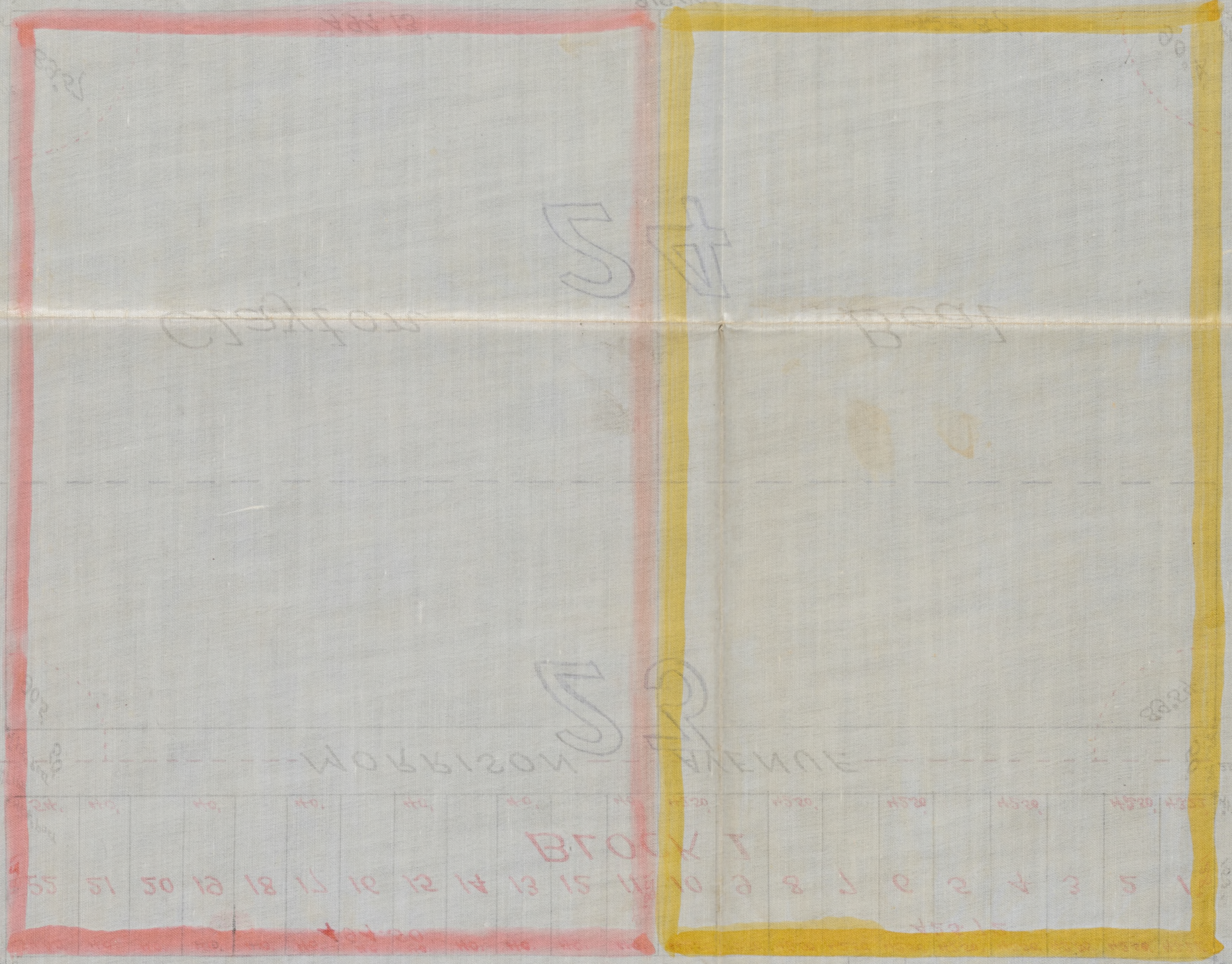
By J C Edwards

Manager.



MAP

BLOCK 1 OF THE
CLAYTON AND BEAL SUB^N
LOTS 23 and 24
of the
RANCHO de LOS COCHES
Surveyed Dec 26 & 27-1905
By A.T. Herrmann Licensed Surveyor
of Herrmann Bros Surveyors & C.E
San Jose Cal.

Scale 80' to 1 inch

Recorded Jany 24-1906
Book F 2. of Maps page 40